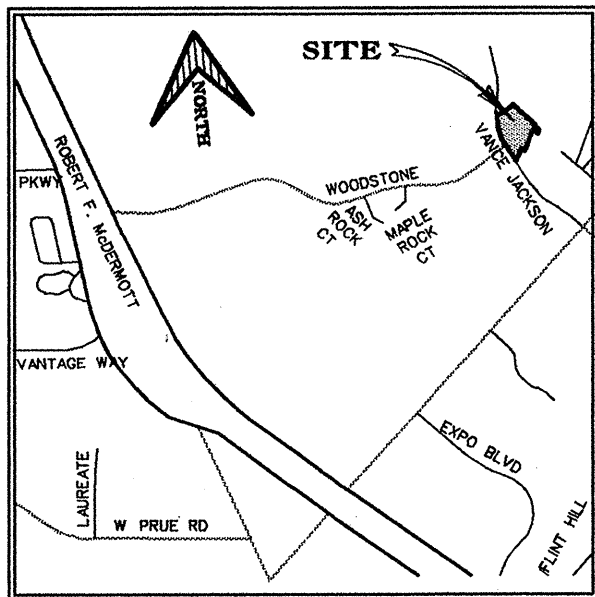


96-0092971

Book 09534 Page 00188



LOCATION MAP

NOTE:
ESTABLISHING ONE MULTI-FAMILY LOT.
MONUMENTATION SET OR FOUND AT
NATURAL PROPERTY CORNERS.

Doc/Num 96-0092971
Doc/Num 96-0092971
Receipt # 232356
At 3:20pm
On June 21 1996
Filed for Record in
GERRY RICKHOFF, COUNTY CLERK
BEXAR COUNTY, TX

"Wastewater EDU note. The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Planning Department."

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
A	1157.00'	27°00'00"	277.77'	545.22'	N19°02'33"W	540.19'
B	657.00'	01°08'39"	6.56'	13.12'	N33°06'53"W	13.12'

SUBDIVISION PLAT
OF

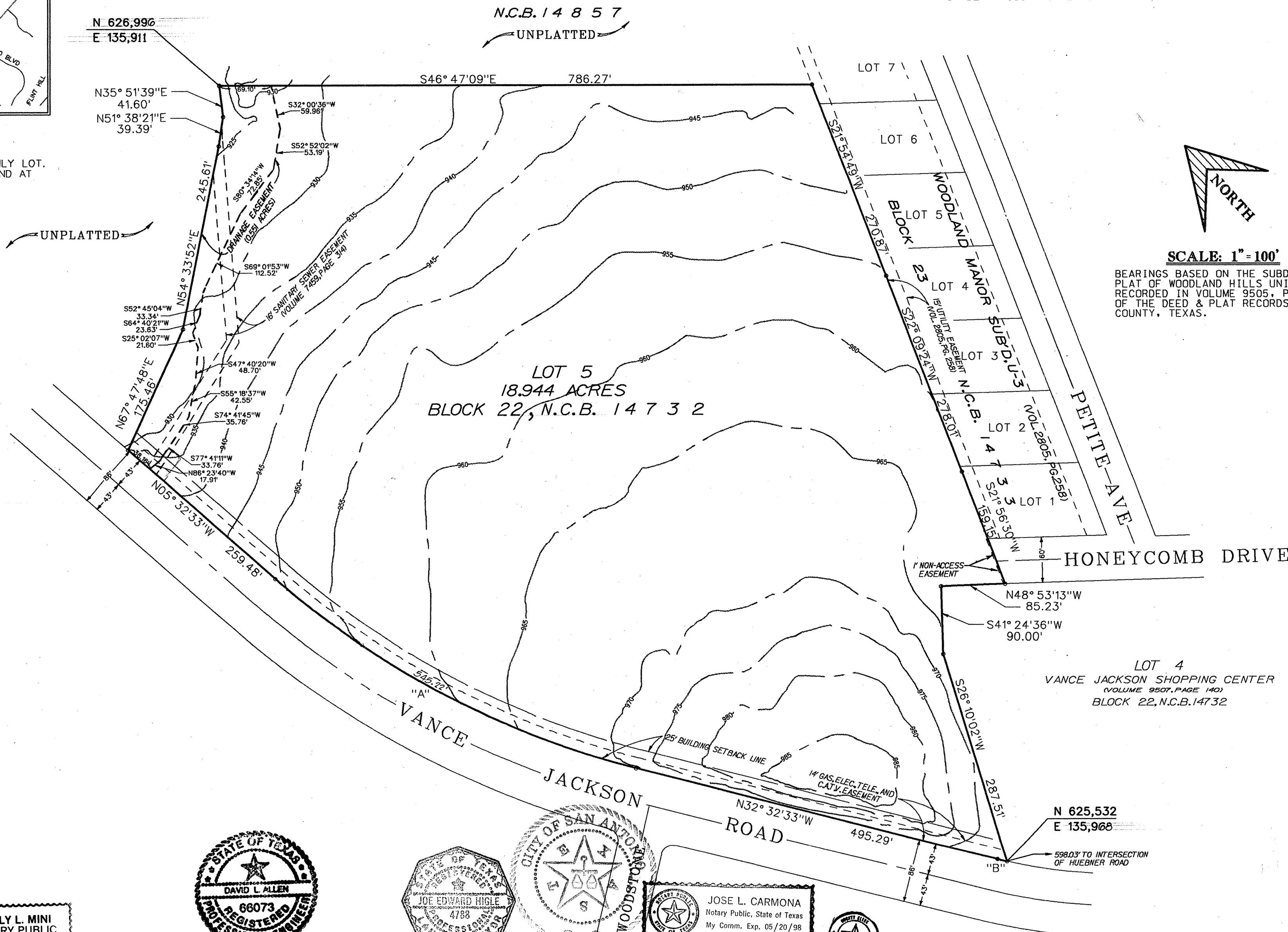
WOODLAND HILLS, UNIT-3

RECEIVED 940048

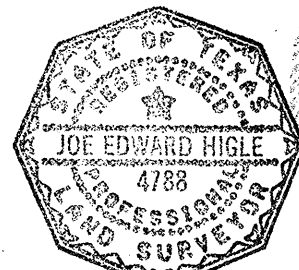
BEING A 18.944 ACRE TRACT BEING OUT OF A 129.760 ACRES
OF LAND BEING OUT OF THE B.B. & C. RAILROAD SURVEY NO. 400,
ABSTRACT 99, COUNTY BLOCK 4755, NCB 14857, DIVISION
SAN ANTONIO, TEXAS DESCRIBED BY DEED RECORDED IN
VOLUME 6072, PAGE 143 OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR -7 AM 11:27

002-W



KELLY L. MINI
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-22-98



JOSE L. CARMONA
Notary Public, State of Texas
My Comm. Exp. 05/20/98



STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Douglas R. Koch
OWNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Douglas R. Koch
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF MARCH
A.D. 19 96
Kelly L. Mini
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

David L. Allen, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1 DAY OF FEBRUARY
A.D. 19 96
Jose L. Carmona
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JOSE L. CARMONA
Notary Public, State of Texas
My Comm. Exp. 05/20/98

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF FEBRUARY
A.D. 19 96
Jose L. Carmona
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF WOODLAND HILLS, UNIT-3 HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 17 DAY OF JUNE A.D. 19 96
BY D. Rickhoff CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
21st DAY OF June A.D. 19 96 AT 3:20 P.M. AND DULY
RECORDED THE 24th DAY OF June A.D. 19 96 AT 9:40 P.M.
IN THE RECORDS OF Deeds - Plats ON PAGE 188
OF SAID COUNTY, IN BOOK VOLUME 9534
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
24th DAY OF June A.D. 19 96

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY Wah Sid DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
26408

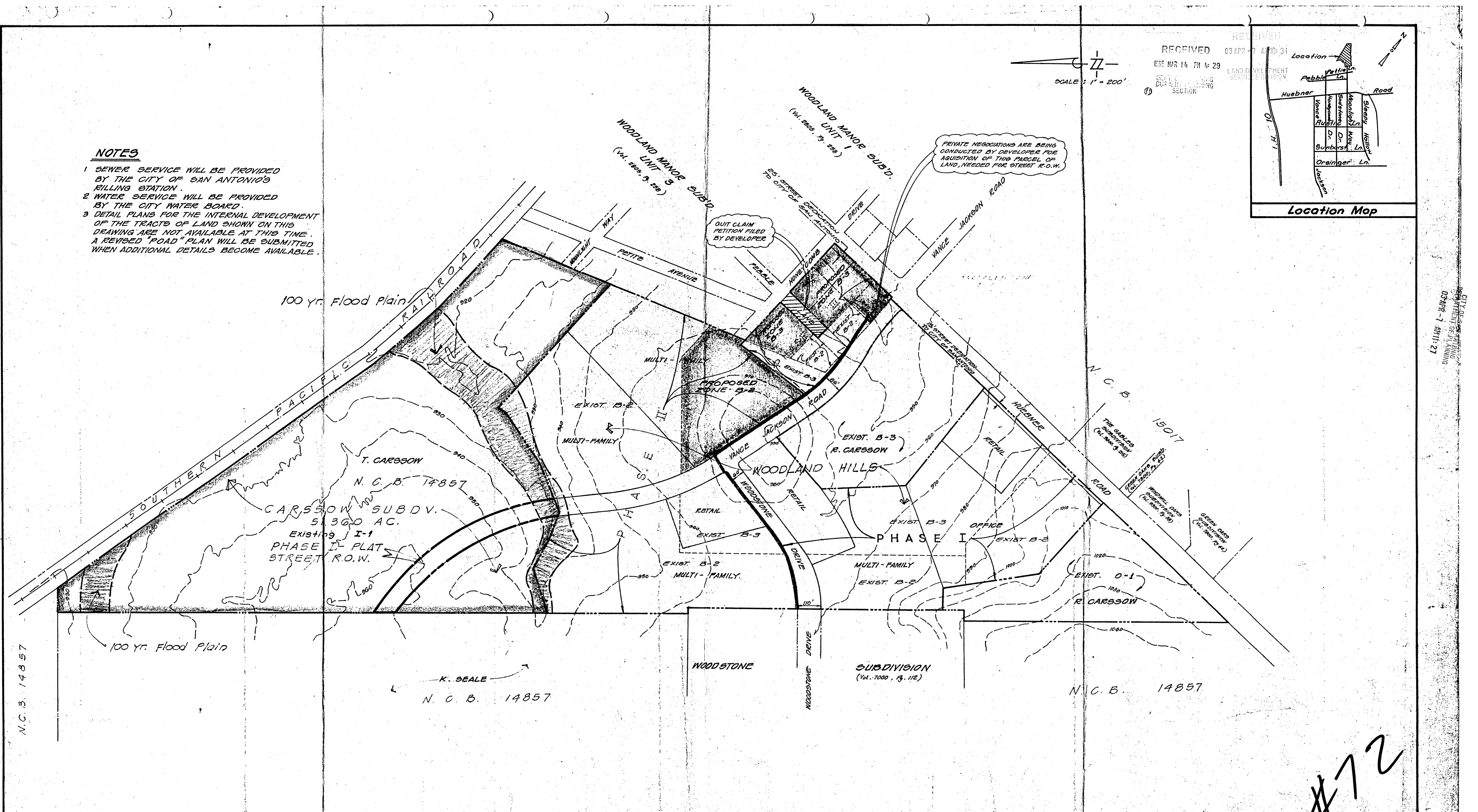
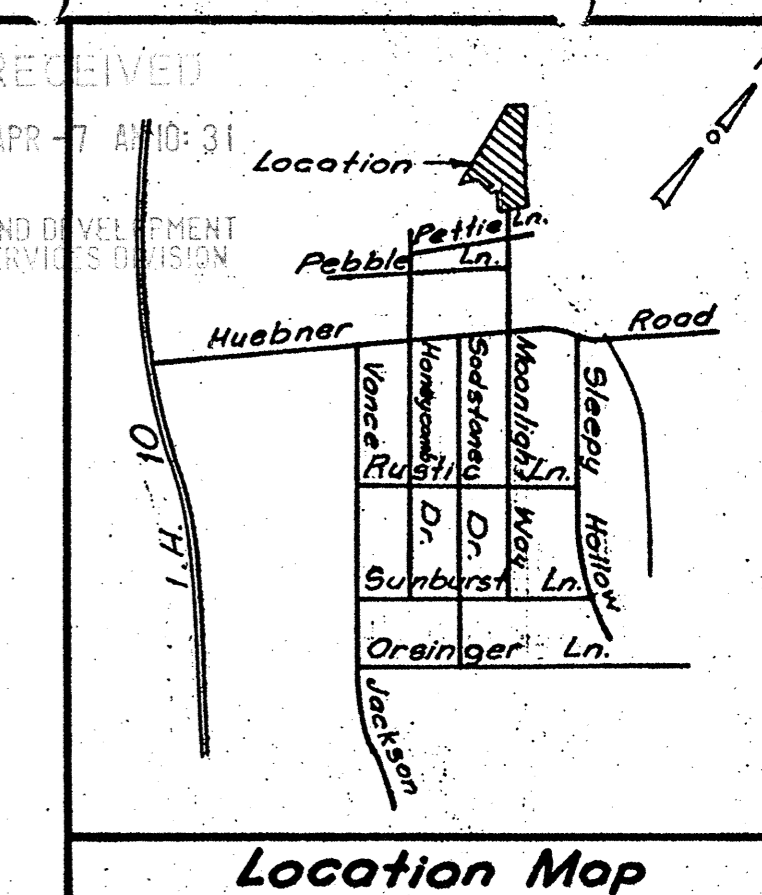
NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)
IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS
EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT",
AND "TRANSFER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES,
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER
WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE
EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

VRP# 03-04-039

NOTES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO'S RILLING STATION.
- WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
- DETAIL PLANS FOR THE INTERNAL DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS DRAWING ARE NOT AVAILABLE AT THIS TIME. A REVISED "ROAD" PLAN WILL BE SUBMITTED WHEN ADDITIONAL DETAILS BECOME AVAILABLE.

RECEIVED
1985 MAR 14 PM 4:29
SECTION



OWNER/DEVELOPER
WILLIAM B. CARSSOW
800 SOUTHWEST TOWER
SEVENTH AT BRAZOS, AUSTIN TX. 78701

REVISED P.O.A.D.P.
ADDED CARSSOW SUBDIVISION
BY: BROWN ENGINEERING CO.
MARCH 13, 1985

DATE: 4/4/84		REVISION: REVISED PROPOSED ZONING LIMITS		A.A.G.		JOB NO. 0697-04-04		DRAWN BY: A.A.G.		DATE: SEPT. 19, 1985	
DATE: 4/2/84		REVISION: ADDED PHASE III		A.A.G.		FILE NO. 0697-04-04		CHECKED BY: A.A.G.		APPROVED BY: A.A.G.	
DATE: 4/2/84		REVISION: ADDED PHASE III		A.A.G.		FILE LOCATION		CERTIFIED BY: A.A.G.		REGISTERED PROFESSIONAL ENGINEER	

VICKREY & ASSOCIATES, Inc.
ENGINEERS - ARCHITECTS
7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
WOODLAND HILLS SUBDIVISION
A Vance Jackson Joint Venture

VRP# 03-04-0391

SCALE: 1" = 200'

SHEET 1 OF 1

VRP# 03-04-039



City of San Antonio
New
Vested Rights Permit
Application

RECEIVED
03 APR -7 AM 10:31
LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # VRD # 03-04-029
Assigned by city staff

Date: April 4, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Canterra Interest, L.I.C. Phone: (972) 668-4800 Fax: (972) 668-4802
Address: 5300 Town Country, Suite #260, Frisco, Texas Zip: 75034
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: Huebner-Vance Jackson Shopping Center
2. Site location or address of Project: Northwest Corner of Huebner Road and Vance
Jackson Road intersection
3. Council District 8 ETJ No Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by the Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
Commercial Buildings;
Possible Restaurants
Retail Outlets
5. What is the date the applicant claims rights vested for this Project? March 15, 1985
6. What, if any, construction or related actions have taken place on the property since that date?
Site work - removing of stockpiled fill

03 APR -7 AM 11:27
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

RECEIVED

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: D.R.P. Date of Application 10/16/98
 Permit Number: 309 Date Issued: 10/20/98
 Expiration Date: _____ Acreage: 61.57 Ac.

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Woodland Hills Subdivision # 72

Date accepted: 03/15/85 Expiration Date: 09/14/86 MDP Size: 114.6 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: Woodland Hills, Unit-3 Plat # 940048 Acreage: 18.944 Approval

Date: _____ Plat Recording Date: 06/21/96 Expiration Date: 06/12/99 Vol./Pg. 9534/188

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

Plat Name: Woodland Hills, Unit-4 Plat # 940049 Acreage 13.334

Plat Recording Date: 12/31/98 Vol. 9542 Pg. 102

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

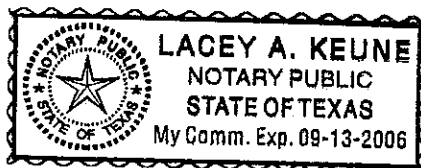
RECEIVED

Fernando S.

Date: 04/04/03

AM 10:30

LAND DEVELOPMENT
SERVICES DIVISION



and seal of office: LAND DEVELOPMENT
SERVICES DIVISION
Racey A. Kume
Notary Public, State of Texas

Permit File:

Assigned by city staff

Date: _____

☒ **Approved**

☐ Disapproved

Review By

Assistant City Attorney

Date:

4-16-03

Comments:

City of San Antonio

Development Rights Permit Application

Permit File # 309
assigned by city staff

RECEIVED

All applicable information on application must be legibly printed or typed for processing. (If application is completed on behalf of the property owner please attach power of attorney or letter of agent.)

1. Owner/ Agent EMBREY PARTNERS
2. Address: 1100 N.E. LOOP 410, SUITE 200, SAN ANTONIO, TX
3. Zip: 78209 Telephone # 824-6044
4. Site location or address VANCE JACKSON RD @ WOODSTONE DRIVE
5. Council District 8 ETJ NO Over Edward's Aquifer Recharge ☒ yes ☐ no

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's* accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name WOODLAND HILLS SUBDIVISION # 72

Date accepted: MARCH 13, 1985 Expiration Date: _____

POADP Size 114.6 acres (if applicable, list plats representing 8% of POADP area on the backside of this application.) 68.96% of area plat approved / developed _____ %

Infrastructure cost incurred \$ _____ (Note: for POADP's < 1000ac, cost incurred must be at least \$500,000 and for areas > 1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized.)

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/ developed to maintain permit rights.

Plat Application

Plat Name: WOODLAND HILLS, UNIT-4 Plat # 940049 Acreage 13.331 ACRES

Date submitted: _____ Expiration Date: OBTAINED EXTENSION

(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ Plat # _____ Acreage _____ Approval Date: _____

Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Building Permit Site Plan

Plan # _____ Date permit issued: _____

(Note: Permit rights will expire if construction is not started within 6 months of issuance).

*Development Rights based on cost incurred must have this document notarized - all others may sign and date this form.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that this Application and the attached documents are true and correct. Print name: DAVID L. ALLEN

Signature: [Signature] Date: 10/16/98

Sworn to and subscribed before me by DAVID L. ALLEN on this 16 day of OCTOBER, 19 98, to certify which witness by hand and seal of _____

Notary Public, State of Texas, My



[Signature]
APPROVED
10.20.98

Select appropriate time period less than 8% within 18 months Between 8% & 49% 50% & over

Plat number	Plat name	Approval date	number of acreage / \$	% of POADP acreage	Running Total
N/A	CARSSON SUBDIVISION	3/20/85	2.824	2.46%	111.78
940048	WOODLAND HILLS, UNIT-3	6/12/86	18.944	16.95%	92.84
	VANCE JACKSON SHOPPING CENTER	11/14/84	5.431	5.85%	87.41
	WOODLAND HILLS SUBD. II-1	6/22/84	24.591	28.13%	62.82
	HUEBNER-VANCE-JACKSON SHOPPING CENTER	8/26/87	9.78	15.57%	53.04

TOTAL = 68.96% COMPLETED

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03 APR -7 AM 10:31
LAND DEVELOPMENT
SERVICES DIVISION



City of San Antonio
New
Vested Rights Permit
Application

RECEIVED
03 APR -7 AM 10:30

LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # VRP#03-04-039
Assigned by city staff

Date: April 4, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

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Owner/Agent Canterra Interest, L.I.C. Phone: (972) 668-4800 Fax: (972) 668-4802
Address: 5300 Town Country, Suite #260, Frisco, Texas Zip: 75034
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: Huebner-Vance Jackson Shopping Center
2. Site location or address of Project: Northwest Corner of Huebner Road and Vance Jackson Road intersection
3. Council District 8 ETJ No Over Edward's Aquifer Recharge ☒ yes ☐ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what Project is expected to accomplish in order to evaluate this application.*

Commercial Buildings;

Possible Restaurants

Retail Outlets

CITY OF SAN ANTONIO
DEPARTMENT OF
30 APR -7



**MACINA, BOSE, COPELAND
AND ASSOCIATES, INC.**
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

DATE	INVOICE	AMOUNT

30-9/1140

24690

PAY One hundred sixty + 00/100 DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
4/4/03	City of San Antonio	VRP fee - 27780	24690	\$ 160.00

VRP # 03-04-039



Frost National Bank
Member: Citicorp/Frost Bankers, Inc.
www.frostbank.com

OPERATING ACCOUNT

[Signature]

0024690 1114000093 080093742



City of San Antonio
New
Vested Rights Permit
Application

RECEIVED
 03 APR -7 AM 10:30

LAND DEVELOPMENT
 SERVICES DIVISION

Permit File: # VRP#03-04-039
 Assigned by city staff

Date: April 4, 2003

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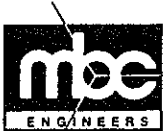
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Commercial Buildings:

Possible Restaurants

Retail Outlets

CITY OF SA
 DEPARTMENT
 03 APR -7



**MACINA, BOSE, COPELAND
 AND ASSOCIATES, INC.**
 1035 CENTRAL PARKWAY NORTH
 SAN ANTONIO, TX 78232
 (210) 545-1122

DATE	INVOICE	AMOUNT

30-9/1140

24690

PAY One hundred sixty & 00/100 DOLLARS

CHECK
 AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.	CHECK AMOUNT
4/4/03	City of San Antonio	VRP fee - 27780	24690	\$ 160.00

VRP # 03-04-039

OPERATING ACCOUNT



Frost National Bank
 Member: Cullen/Frost Bankers, Inc.
 www.frostbank.com

[Signature]

⑈024690⑈ ⑆114000093⑆ 080093742⑈

SECURITY FEATURES: MICRO PRINT BORDERS - COLORED BRICK PATTERN - WATERMARK ON REVERSE SIDE - MISSING FEATURE INDICATES A COPY